

Property Summary Report

9560 Liberia Ave - Chevy Chase Bank



Manassas, VA 20110 - Manassas Submarket

NEW 15-YEAR LEASE

Single Tenant Investment Opportunity



(W/ Drive-Thru | S&P: A+)

Absolute NNN (Ground Lease) | Investment Grade Tenant (S&P: A+)



BUILDING

Type	3 Star Retail Bank (Neighborhood Center)
Tenancy	Single
Year Built	2004
GLA	3,400 SF
Stories	1
Typical Floor	3,400 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.61 AC
Zoning	B4
Parcels	22832

BUILDING AMENITIES

- Drive Thru

SALE

For Sale	\$4,150,000 (\$1,220.59/SF)
Cap Rate	4.76%
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$1,850,000 (\$544.12/SF)
Date	Oct 2021
Sale Type	Investment

TRAFFIC & FRONTAGE

Traffic Volume	5,982 on Signal Hill Road & Richmond Ave W (2022) 37,228 on Liberia Ave & Signal Hill Rd N (2022)
Frontage	222' on Liberia Avenue 239' on Spring Hill Rd

Made with TrafficMetrix Products

TRANSPORTATION

Parking	40 available (Surface); Ratio of 11.76/1,000 SF
Commuter Rail	4 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	35 min drive to Washington Dulles International
Walk Score	Very Walkable (74)
Transit Score	Minimal Transit (21)

Property Summary Report

9560 Liberia Ave - Chevy Chase Bank



Manassas, VA 20110 - Manassas Submarket

PROPERTY CONTACTS

Primary Leasing Company	Regency Centers Corporation 1919 Gallows Rd Vienna, VA 22182 (703) 442-4300 (p) (703) 288-4260 (f)
Sales Company	SRS Real Estate Partners 200 SW 1st Ave Fort Lauderdale, FL 33301 (954) 703-3600 (p) (954) 703-3650 (f)
True Owner	A&H Acquisitions Corp 1412 Broadway New York, NY 10018 (212) 398-3970 (p)
Previous True Owner	JCR Companies 1055 Thomas Jefferson St NW Washington, DC 20007 (202) 758-3571 (p)
Property Manager	Regency Centers Corporation 1919 Gallows Rd Vienna, VA 22182 (703) 442-4300 (p) (703) 288-4260 (f)

Sales Company	SRS Real Estate Partners 1765 Greensboro Station Pl McLean, VA 22102 (202) 925-4205 (p)
Sales Company	SRS Real Estate Partners 1501 W Cleveland St Tampa, FL 33606 (813) 371-0980 (p) (813) 371-1081 (f)
Recorded Owner	9560 LIBERIA AVENUE LLC
Previous True Owner	Capital One Financial Corporation 1680 Capital One Dr McLean, VA 22102 (703) 720-1000 (p) (703) 720-1093 (f)

MARKET CONDITIONS

	Current	YOY Change
Vacancy Rates		
Subject Property	0.0%	0.0%
Submarket 2-4 Star	2.5%	0.1%
Market Overall	4.4%	-0.2%
Market Asking Rent Per Area		
Subject Property	\$27.70/SF	-0.6%
Submarket 2-4 Star	\$26.95/SF	3.0%
Market Overall	\$32.27/SF	1.8%
Submarket Leasing Activity		
12 Mo. Leased	74,291 SF	11.0%
Months on Market	15.0	-8.1 mo
Submarket Sales Activity		
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

Property Summary Report

9560 Liberia Ave - Chevy Chase Bank



Manassas, VA 20110 - Manassas Submarket

BUILDING NOTES

Signal Hill Shopping Center is located in the center of the quickly emerging regional retail corridor at the intersection of Liberia Avenue between the Prince William Parkway in Manassas, VA, a suburb of Washington, D.C. This prime location allows the center to benefit from its proximity to new regional retailers, including Wal-Mart and Home Depot, and the rapid residential growth along the Prince William Parkway.

http://www.regencycenters.com/properties/property_brochure.php?id=92056

SALE HIGHLIGHTS

- Brand new 15-year ground lease with 3 (5-year) options to extend.

Property Summary Report

9329 Main St



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Retail Restaurant
Tenancy	Single
Year Built	1945
GLA	9,459 SF
Stories	1
Typical Floor	5,000 SF
Docks	None

LAND

Land Acres	0.43 AC
Zoning	B-3
Parcels	101-01-00-455

SALE

For Sale	\$2,990,000 (\$316.10/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$1,650,000 (\$174.44/SF)
Date	Mar 2018
Sale Type	Investment

TRAFFIC & FRONTAGE

Traffic Volume	12,864 on Church Street & Main St E (2022)
	11,874 on Center Street & Main St E (2022)
Frontage	225' on Church St.
	80' on Main St

Made with TrafficMetrix Products

TRANSPORTATION

Parking	20 available (Surface);Ratio of 2.11/1,000 SF
Commuter Rail	3 min walk to Manassas (Manassas Line - Virginia Railway Express)
Airport	35 min drive to Washington Dulles International
Walk Score	Very Walkable (88)
Transit Score	Some Transit (32)

Property Summary Report

9329 Main St



Manassas, VA 20110 - Manassas Submarket

PROPERTY CONTACTS

Primary Leasing Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)	Sales Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)
True Owner	Mark Lynn Harris 8739 Commerce Ct Manassas, VA 20110 (703) 330-7155 (p)	Recorded Owner	JMMB, LLC
Previous True Owner	Coleman Rector 9104 Battle St Manassas, VA 20110 (703) 929-0123 (p)		

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	100.0%
Submarket 1-3 Star	2.4%	0.1%
Market Overall	4.4%	-0.2%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$20.30/SF	-0.1%
Submarket 1-3 Star	\$26.93/SF	2.9%
Market Overall	\$32.27/SF	1.8%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	74,291 SF	11.0%
Months on Market	15.0	-8.1 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

Property Summary Report

8788 Commerce Ct



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Retail Auto Repair
Tenancy	Single
Year Built	1987
GLA	6,250 SF
Stories	1
Typical Floor	6,250 SF
Docks	4 ext
Construction	Steel

LAND

Land Acres	0.42 AC
Zoning	B4
Parcels	27150

TENANTS

Virginia Auto Body	5,949 SF
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FOR LEASE

Smallest Space	6,250 SF	Retail Avail	6,250 SF
Max Contiguous	6,250 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$19.20		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Retail	Direct	6,250	6,250	6,250	\$19.20 +UTIL	60 Days	5 - 10 Years
RealtyWatch									
Auto Retail									

SALE

For Sale	\$2,500,000 (\$400.00/SF)
Sale Type	Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	37,228 on Liberia Ave & Centreville Rd NW (2022)
	41,001 on Centreville Rd & Kincheloe Dr SW (2022)
Frontage	62' on Commerce Ct

Made with TrafficMetrix Products

Property Summary Report

8788 Commerce Ct



Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking	20 available (Surface);Ratio of 3.36/1,000 SF
Commuter Rail	4 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	32 min drive to Washington Dulles International
Walk Score	Somewhat Walkable (68)
Transit Score	Minimal Transit (22)

PROPERTY CONTACTS

Primary Leasing Company	RealtyWatch 1062 Harriman St Great Falls, VA 22066 (703) 759-4560 (p)	Sales Company	RealtyWatch 1062 Harriman St Great Falls, VA 22066 (703) 759-4560 (p)
True Owner	Kim Tina Living Trust 13530 Mist Flower Dr Centreville, VA 20120 (703) 818-0285 (p)	Recorded Owner	Kim Tina Living Trust 13530 Mist Flower Dr Centreville, VA 20120 (703) 818-0285 (p)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	2.4%	0.1%
Market Overall	4.4%	-0.2%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$27.70/SF	-0.6%
Submarket 1-3 Star	\$26.93/SF	2.9%
Market Overall	\$32.27/SF	1.8%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	74,291 SF	11.0%
Months on Market	15.0	-8.1 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

SALE HIGHLIGHTS

- Restricted Auto use in the City of Manassas

Property Summary Report

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Storefront (Neighborhood Center)
Tenancy	Multi
Year Built	1965
Year Renov	2010
GLA	26,646 SF
Stories	1
Typical Floor	26,646 SF
Docks	None
Construction	Masonry

LAND

Land Acres	2.47 AC
Zoning	GENERAL CO
Parcels	100-04-1-1

TENANTS

Walgreens	14,000 SF	Premier Martial Arts	3,757 SF
Bob & Edith's Diner	2,500 SF	Daniela Peruvian Chicken	2,500 SF
T-Mobile	1,965 SF	Yeranis Dominican Salon	1,300 SF

BUILDING AMENITIES

- Pylon Sign
- Signalized Intersection

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$17,275,000 (\$648.31/SF)
Date	Feb 2018
Sale Type	Investment
Cap Rate	6.85%
Financing	1st Mortgage: SunTrust Bank Bal/Pmt: \$13,000,000/-

Property Summary Report

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

Traffic Volume	26,937 on Centreville Rd & Key Commons Ct SW (2022) 28,530 on Centreville Road & Maple St SW (2022)
Frontage	278' on Sudley (with 1 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	169 available (Surface);Ratio of 6.34/1,000 SF
Commuter Rail	3 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	26 min drive to Washington Dulles International
Walk Score	Very Walkable (84)
Transit Score	Some Transit (27)

PROPERTY CONTACTS

Primary Leasing Company	KLNB 8065 Leesburg Pike Vienna, VA 22182 (703) 268-2700 (p)
Sales Company	KLNB 1130 Connecticut Ave NW Washington, DC 20036 (202) 375-7500 (p) (202) 769-5362 (f)
True Owner	Thomas Wayne Biggs 10533 Main St Fairfax, VA 22030 (703) 362-9542 (p)
Previous True Owner	Seneca Properties, Inc. 4929 Bethesda Ave Bethesda, MD 20814 (301) 941-8000 (p) (301) 941-8180 (f)

Sales Company	KLNB 8065 Leesburg Pike Vienna, VA 22182 (703) 268-2700 (p) (703) 288-2999 (f)
Sales Company	KLNB 100 West Rd Towson, MD 21204 (410) 321-0100 (p) (410) 321-2701 (f)
Recorded Owner	M C Corner LLC

Property Summary Report

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4 Star	2.5%	0.1%
Market Overall	4.4%	-0.2%

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$39.54/SF	4.3%
Submarket 2-4 Star	\$26.95/SF	3.0%
Market Overall	\$32.27/SF	1.8%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	74,291 SF	11.0%
Months on Market	15.0	-8.1 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

BUILDING NOTES

Manassas Corner Shopping Center is located in the heart of the Manassas business district. The property is considered a "double" corner location at the lighted intersections of Route 234 (Sudley Road)/Rt. 28 (Centreville Road) and Route 234/Mathis Avenue. The property has 5 curb cuts and strong traffic counts.

Manassas Corner Shopping Center (formerly Merchant's Center) is located at the intersection of Route 28 (Centreville Road) and Route 234 (Sudley Rd.) in Manassas, VA. This location is "main and main" in Manassas, as Routes 28 and 234 are the most heavily traveled roads in Prince William County and Manassas. The site is also proximate to significant commuter traffic.

At almost 34,000 sf, the center is anchored by Hollywood Video and Willey's Furniture. Willey's is a very popular tenant in the local community as evidenced by the increase in sales it has experienced every year since its lease commenced. The 12,000 sf end cap bay was formerly a very successful CVS pharmacy, which moved across the street into a freestanding unit. This bay now houses Five Guys Burgers, Fantastic Sam's Hair Salon, T-Mobile, My Bakery and Cyber Café and Electronics Plus.

The property sits at two traffic lights on Route 234, has four curb cuts, offers two pylon signs and has high traffic counts. The center was completely rebuilt in 1997 with a new brick façade and is a very attractive center. Hollywood Video is very successful in this location, as are the Food Lion, Rite Aid and CVS across the street. A new Home Depot is located next to the Giant Food anchored center located 0.25 miles to the north on Rt. 28.

SALE HIGHLIGHTS

- Less than a mile from the Manassas Station-Virginia Railway Express (VRE).
- Dense, wealthy pocket of Manassas with 106,300 residents earning \$133,772 average HH income within three miles.

Property Summary Report

9511 Technology Dr



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Freestanding
Year Built	1988
GLA	6,384 SF
Stories	1
Typical Floor	6,384 SF

LAND

Land Acres	1.10 AC
Zoning	Light Indu
Parcels	11676

SALE

For Sale	\$1,900,000 (\$297.62/SF)
Sale Type	Investment or Owner User
Status	Withdrawn

TRAFFIC & FRONTAGE

Traffic Volume	16,959 on Nokesville Rd & Foster Dr NE (2022)
	23,749 on Nokesville Road & Zimbro Ave NE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	4 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	37 min drive to Washington Dulles International
Walk Score	Car-Dependent (35)
Transit Score	Minimal Transit (22)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4 Star	2.5%	0.1%
Market Overall	4.4%	-0.2%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$27.70/SF	-0.6%
Submarket 2-4 Star	\$26.95/SF	3.0%
Market Overall	\$32.27/SF	1.8%
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Months on Market	15.0	-8.1 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

Lease Availability Report

9414 Battle St

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Year Built:	2024
GLA:	4,900 SF
Floors:	5
Typical Floor:	980 SF

AVAILABILITY

Min Divisible:	4,900 SF
Max Contig:	4,900 SF
Total Available:	4,900 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,900	4,900	4,900	Withheld	Vacant	Negotiable

H2yI Properties Llc - Burhan Khan (703) 232-9222

Great opportunity for Restaurant or other businesses in the City of Manassas. This location is in the prime of Manassas! It is in a great area to open up a restaurant. With many businesses and other popular areas close by, this spot can be great for your business. This could be the perfect place to start building your dream restaurant or other business venture! So don't wait, get started today! (Retail space can be divided or entire space) (Monthly Lease Rate is Negotiable)

TRAFFIC & FRONTAGE

Traffic Volume: 11,874 on Center Street & Main St (2022)
20,006 on Grant Ave & Prince William St (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 0 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport: 35 minute drive to Washington Dulles International
Walk Score ®: Walker's Paradise (91)
Transit Score ®: Some Transit (32)

Lease Availability Report

8885 Centreville Rd - Manassas Junction
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1981; Renov 1992
GLA:	3,707 SF
Floors:	1
Typical Floor:	3,707 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,707 SF
Max Contig:	3,707 SF
Total Available:	3,707 SF
Asking Rent:	\$54.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,707	3,707	3,707	\$54.00/NNN	Vacant	1 - 10 Yrs

1st Class Real Estate Premier Homes - Naveed Fazlani (804) 852-4080

Permitted uses: Restaurant / Retail Sales Veterinary Hospital Mini-Warehouse / Self-Storage Liquor Store (ABC) Hotel Car Wash Catering Facility Brewery Day Care Center Cultural Facility Child Care Center Business / Trade School Gathering / Assembly space

LEASING AGENTS

Company: 1st Class Real Estate

Contacts: Naveed Fazlani (804) 852-4080

AMENITIES

Dedicated Turn Lane, Drive Thru, Pylon Sign, Signalized Intersection

KEY TENANTS

Truist	3,230 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 37,228 on Liberia Ave & Centreville Rd (2022)

41,001 on Centreville Rd & Kincheloe Dr (2022)

Frontage: 64' on Centreville Rd (with 1 curb cut)

Made with TrafficMetrix® Products

8885 Centreville Rd - Manassas Junction



Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 12.38/1,000 SF
Commuter Rail:	4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	32 minute drive to Washington Dulles International
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (22)

Lease Availability Report

Messenger Place - 9009 Church St
 Manassas, VA 20110 - Downtown Manassas Submarket



BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2019
Units:	94
GBA:	94,305 SF
Floors:	5
Rent Type:	Market
Market Segment:	All

AVAILABILITY

Min Divisible:	823 SF
Max Contig:	900 SF
Total Available:	1,723 SF
Asking Rent:	\$35.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	R101	Retail	Direct	823	823	823	\$35.00/NNN	Vacant	Negotiable
<i>Weber Rector Commercial Real Estate Services - Brian Snook (703) 863-1895</i> Retail units available for lease on the ground floor of the new Messenger Place apartment building. Ideal for apartment compatible uses such as coffee/smoothie shop, dry cleaners, etc. Prime location in the heart of Old Town Manassas. Situated below 94 brand new fully leased apartments. Highly visible location on Rt. 28/ Church St. in Old Town Manassas with 11,000 VPD (21,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 2 blocks from Amtrak/VRE station.									
P 1st	R104	Retail	Direct	900	900	900	\$35.00/NNN	30 Days	Negotiable
<i>Weber Rector Commercial Real Estate Services - Brian Snook (703) 863-1895</i> Retail units available for lease on the ground floor of the new Messenger Place apartment building. Ideal for apartment compatible uses such as coffee/smoothie shop, dry cleaners, etc. Prime location in the heart of Old Town Manassas. Situated below 94 brand new fully leased apartments. Highly visible location on Rt. 28/ Church St. in Old Town Manassas with 11,000 VPD (21,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 2 blocks from Amtrak/VRE station.									

LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895

SALE

Last Sale:	Sold on Oct 29, 2021 for \$25,500,000 (\$271,277/Unit)
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SITE AMENITIES

Elevator, Fitness Center, Online Services, Planned Social Activities, Property Manager on Site, Public Transportation, Trash Pickup - Door to Door

Lease Availability Report

Messenger Place - 9009 Church St
Manassas, VA 20110 - Downtown Manassas Submarket



TRANSPORTATION

Commuter Rail: 1 minute drive to Manassas (Manassas Line - Virginia Railway Express)

Airport: 34 minute drive to Washington Dulles International

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Some Transit (31)

COMMERCIAL TENANTS

Flowers With Passion

790 SF

Lease Availability Report

5

10024-10104 Dumfries Rd - Wellington Station
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1995
GLA:	73,599 SF
Floors:	1
Typical Floor:	73,599 SF
Docks:	5 ext

AVAILABILITY

Min Divisible:	1,467 SF
Max Contig:	1,600 SF
Total Available:	3,067 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	6	Retail	Direct	1,467	1,467	1,467	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									

LEASING AGENTS

Company:	Rappaport
Contacts:	Greg Hull (240) 731-3503

SALE

Last Sale:	Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)
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AMENITIES

Air Conditioning, Pylon Sign, Signage

KEY TENANTS

● Giant Food	67,282 SF	Manassas City Library	6,036 SF
Velocity Wings	3,236 SF	Pizza Hut	2,800 SF
ManiLuxe Nails and Spa	1,600 SF	KFC	500 SF

● Anchor

10024-10104 Dumfries Rd - Wellington Station

Manassas, VA 20110 - Manassas Submarket



TRAFFIC & FRONTAGE

Traffic Volume:	13,198 on Wellington Rd & Hampton Rd (2022)
	14,898 on Wellington Road & Hampton Rd (2022)
Frontage:	586' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	525 free Surface Spaces are available; Ratio of 7.51/1,000 SF
Commuter Rail:	3 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	38 minute drive to Washington Dulles International
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Minimal Transit (22)

BUILDING NOTES

The Wellington Station shopping center is located in the Washington-Arlington-Alexandria, DC-VA-MD-WV MSA. The center features a complementary retail mix and a high traffic count.

Lease Availability Report

10042 Dumfries Rd - PNC Bank - Wellington Station
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2005
GLA:	3,710 SF
Floors:	1
Typical Floor:	3,710 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,710 SF
Max Contig:	3,710 SF
Total Available:	3,710 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	16	Retail	Direct	3,710	3,710	3,710	Withheld	30 Days	Negotiable

Rappaport - Greg Hull (240) 731-3503

SALE

Last Sale: Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)

AMENITIES

Drive Thru, Pylon Sign, Signalized Intersection

KEY TENANTS

PNC Bank 3,710 SF

TRAFFIC & FRONTAGE

Traffic Volume: 13,905 on Dumfries Road & Winterset Dr (2022)
 14,902 on Wellington Rd & S Main St (2022)

Frontage: 52' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 6.74/1,000 SF
 Commuter Rail: 3 minute drive to Manassas (Manassas Line - Virginia Railway Express)
 Airport: 38 minute drive to Washington Dulles International
 Walk Score ®: Car-Dependent (49)
 Transit Score ®: Minimal Transit (22)

10042 Dumfries Rd - PNC Bank - Wellington Station
Manassas, VA 20110 - Manassas Submarket



BUILDING NOTES

In 2008, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

Lease Availability Report

10068-10076 Dumfries Rd - Wellington Station
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1995
GLA:	10,254 SF
Floors:	1
Typical Floor:	10,254 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,751 SF
Max Contig:	4,751 SF
Total Available:	4,751 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	4,751	4,751	4,751	Withheld	30 Days	Thru Feb 2029

Legat Commercial Real Estate LLC - Lorraine Bauer (703) 599-5149

LEASING AGENTS

Company:	Rappaport
Contacts:	Christian Kingston (571) 382-1255

SALE

Last Sale:	Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)
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AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

ExpressCare	4,731 SF	Panda Cafe	1,547 SF
DVM Veterinary Clinic	1,507 SF	Poodle Doodle	1,249 SF

TRAFFIC & FRONTAGE

Traffic Volume:	13,198 on Wellington Rd & Hampton Rd (2022)
	14,902 on Wellington Rd & S Main St (2022)
Frontage:	199' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

10068-10076 Dumfries Rd - Wellington Station
Manassas, VA 20110 - Manassas Submarket



TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	3 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	38 minute drive to Washington Dulles International
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Minimal Transit (22)

Lease Availability Report

10444-10466 Dumfries Rd - Dominion Square Shopping Center - Dominion Square
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1987
GLA:	17,920 SF
Floors:	1
Typical Floor:	17,920 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,200 SF
Max Contig:	3,200 SF
Total Available:	3,200 SF
Asking Rent:	\$14.53/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10450	Retail	Direct	3,200	3,200	3,200	\$14.53/NNN	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

Retail strip center space available for lease. Abundant parking available. Zoned B-4. Unit 10450 is approximately 3,200 SF inline space consisting of large open showroom area with 15' ceilings, secure cashier space, private office, one restroom and a 30' x 40' storeroom space with 11' x 10' overhead door and 19' ceilings. Great retail location with signalized access and 9,700 VPD on Dumfries Rd. Surrounded by residential subdivisions including Van Metre Barrington Park Apartments & new Stanley Martin Bradley Square development. Easy access to Rt. 234 Bypass/Prince William Pkwy (approx. 1 mile). Just 1.5 miles from Old Town Manassas.

LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

AMENITIES

Dedicated Turn Lane, Pylon Sign, Signalized Intersection

KEY TENANTS

Little Island Restaurant Llc	3,663 SF	Care 4 U Pharmacy	500 SF
El Rulas Tacos	500 SF	Paws-N-Play	500 SF
Southside Animal Hospital	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	538 on Donner Dr (2022)
	9,600 on Dumfries Rd & Barrington Park Cir (2016)
Frontage:	Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

10444-10466 Dumfries Rd - Dominion Square Shopping Center - Dominion Square
Manassas, VA 20110 - Manassas Submarket



TRANSPORTATION

Commuter Rail:	4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	39 minute drive to Washington Dulles International
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (17)

Lease Availability Report

9508-9554 Liberia Ave - Signal Hill Shopping Center
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2004
GLA:	94,130 SF
Floors:	1
Typical Floor:	94,130 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	20,000 SF
Total Available:	24,300 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500 - 3,100	3,100	3,100	Withheld	120 Days	5 Yrs
<i>JCR Companies - Drew Briscoe (214) 673-3577 X302</i>								
P 1st	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
<i>JCR Companies - Drew Briscoe (214) 673-3577 X302</i>								
P 1st	Retail	Direct	20,000	20,000	20,000	Withheld	Sep 2024	Negotiable
<i>JCR Companies - Drew Briscoe (214) 673-3577 X302</i> Former Grocery Store space								

LEASING AGENTS

Company:	JCR Companies
Contacts:	Drew Briscoe (214) 673-3577 X302

SALE

Last Sale:	Portfolio of 4 Properties in Manassas, VA Sold on Mar 1, 2016 for \$22,600,000
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AMENITIES

Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

● Fresh World	64,180 SF	Glory Days Grill	5,000 SF
Panera Bread	4,800 SF	Liberia Dental Care	2,400 SF
Signal Hill Animal Clinic	2,400 SF	H&R Block	1,600 SF

● Anchor

Lease Availability Report

9508-9554 Liberia Ave - Signal Hill Shopping Center
Manassas, VA 20110 - Manassas Submarket



TRAFFIC & FRONTAGE

Traffic Volume:	5,982 on Signal Hill Road & Richmond Ave (2022)
	37,228 on Liberia Ave & Signal Hill Rd (2022)
Frontage:	Liberia Ave (with 3 curb cuts)
	Richmond Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	500 free Surface Spaces are available; Ratio of 4.90/1,000 SF
Commuter Rail:	4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	34 minute drive to Washington Dulles International
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (21)

Lease Availability Report

9720 Liberia Ave - Shops at Signal Hill
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2008
GLA:	94,000 SF
Floors:	1
Typical Floor:	94,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,480 SF
Max Contig:	6,034 SF
Total Available:	9,206 SF
Asking Rent:	\$\$32.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A2	Retail	Direct	4,140	6,034	6,034	\$32.00/NNN	Vacant	Negotiable
<i>Engle Retail Advisors - Lee E. Engle (301) 651-0070</i>									
P 1st	A3	Retail	Direct	1,894	6,034	6,034	\$32.00/NNN	Vacant	Negotiable
<i>Engle Retail Advisors - Lee E. Engle (301) 651-0070</i>									
P 1st	A-11	Retail	Direct	1,692	1,692	1,692	\$32.00/NNN	Vacant	Negotiable
<i>Engle Retail Advisors - Lee E. Engle (301) 651-0070</i>									
P 1st	9650 Lit	Retail	Sublet	1,480	1,480	1,480	Withheld	Vacant	Thru May 2026
<i>Metropolitan Real Estate Services LLC. - Kevin P. Adams (703) 451-3232 X304, Nathan Adams (703) 451-3232 X301, Steve Plott (703) 451-3232 X306</i>									

LEASING AGENTS

Company:	Engle Retail Advisors
Contacts:	Lee E. Engle (301) 651-0070

AMENITIES

Signage

KEY TENANTS

ALDI	15,947 SF	● Dollar Tree	11,000 SF
Laser Tag Manassas	10,500 SF	Mattress Warehouse	5,253 SF
homestore	4,941 SF	Paris Spa	4,400 SF

● Anchor

9720 Liberia Ave - Shops at Signal Hill

Manassas, VA 20110 - Manassas Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 35,623 on Liberia Avenue & Signal Hill Rd (2022)

39,274 on Liberia Ave & Fairview Ave (2022)

Frontage: 433' on Liberia (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 400 Surface Spaces are available; Ratio of 4.26/1,000 SF

Commuter Rail: 5 minute drive to Manassas (Manassas Line - Virginia Railway Express)

Airport: 26 minute drive to Washington Dulles International

Walk Score ®: Very Walkable (78)

Transit Score ®: Minimal Transit (22)

Lease Availability Report

9876-9972 Liberia Ave - Davis Ford Crossing
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1990; Renov 2014
GLA:	140,075 SF
Floors:	1
Typical Floor:	140,075 SF
Docks:	5 ext

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	5,800 SF
Total Available:	9,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10	Retail	Direct	1,600	1,600	1,600	Withheld	30 Days	Negotiable
<i>Rappaport - Christian Kingston (571) 382-1255</i>									
P 1st	11	Retail	Direct	1,600	1,600	1,600	Withheld	30 Days	Negotiable
<i>Rappaport - Christian Kingston (571) 382-1255</i>									
P 1st	23	Retail	Direct	5,800	5,800	5,800	Withheld	30 Days	Negotiable
<i>Rappaport - Christian Kingston (571) 382-1255</i>									

LEASING AGENTS

Company:	Rappaport
Contacts:	Christian Kingston (571) 382-1255

SALE

Last Sale:	Portfolio of 5 Retail Properties in Manassas, VA Sold on Jun 29, 2015 for \$19,500,000 (\$260.17/SF)
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AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

LA Fitness	45,000 SF	● Staples	20,495 SF
Petco	10,287 SF	Mattress Firm	6,400 SF
Phenix Salon Suites	6,338 SF	Shakin Crab	4,000 SF

● Anchor

Lease Availability Report

9876-9972 Liberia Ave - Davis Ford Crossing
Manassas, VA 20110 - Manassas Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 15,018 on Fairview Ave & Oakenshaw Dr (2022)
39,274 on Liberia Ave & Fairview Ave (2022)

Frontage: Liberia
Fairview

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 778 free Surface Spaces are available; Ratio of 5.08/1,000 SF
Commuter Rail: 5 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport: 36 minute drive to Washington Dulles International
Walk Score ®: Somewhat Walkable (67)
Transit Score ®: Minimal Transit (23)

Lease Availability Report

8950 Mathis Ave - Reb Yank Shopping Center
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1966
GLA:	1,612 SF
Floors:	1
Typical Floor:	1,612 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,612 SF
Max Contig:	1,612 SF
Total Available:	1,612 SF
Asking Rent:	\$18.61/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,612	1,612	1,612	\$18.61/NNN	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Brian Snook (703) 863-1895

\$2,500/month. Multiple spaces for lease at Reb Yank Shopping Center to include free standing bank with drive thru and in-line retail space. Zoned B-4; General Commercial. Frontage on 3 streets. 11,000 VPD on Liberia Ave. & 9,700 VPD on Mathis Ave. Easy access to Rt. 28 & close to Old Town Manassas.

LEASING AGENTS

Company: Weber Rector Commercial Real Estate Services

Contacts: Brian Snook (703) 863-1895

AMENITIES

Drive Thru, Pylon Sign

TRAFFIC & FRONTAGE

Traffic Volume: 3,828 on Portner Ave & Reb Yank Dr (2022)

41,001 on Centreville Rd & Kincheloe Dr (2022)

Frontage: 67' on Mathis Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 300 free Surface Spaces are available; Ratio of 10.00/1,000 SF

Commuter Rail: 3 minute drive to Manassas (Manassas Line - Virginia Railway Express)

Airport: 32 minute drive to Washington Dulles International

Walk Score ®: Very Walkable (79)

Transit Score ®: Minimal Transit (23)

Lease Availability Report

9000-9166 Mathis Ave - Manassas Shopping Center
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1955; Renov 1985
GLA:	178,205 SF
Floors:	1
Typical Floor:	178,205 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	168 SF
Max Contig:	30,000 SF
Total Available:	73,947 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	24	Retail	Direct	3,088	3,088	3,088	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	16	Retail	Direct	5,779	5,779	5,779	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	35	Retail	Direct	168	168	168	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	19	Retail	Direct	3,214	3,214	3,214	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	27	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	30	Retail	Direct	2,070	2,070	2,070	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	29	Retail	Direct	4,841	4,841	4,841	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	11B	Retail	Direct	6,356	6,356	6,356	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	25	Retail	Direct	3,745	3,745	3,745	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	10	Retail	Direct	2,916	2,916	2,916	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	13	Retail	Direct	3,125	3,125	3,125	Withheld	Vacant	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									

Lease Availability Report

9000-9166 Mathis Ave - Manassas Shopping Center
 Manassas, VA 20110 - Manassas Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	12	Retail	Direct	3,125	3,125	3,125	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	22	Retail	Direct	1,044	1,044	1,044	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	23	Retail	Direct	2,476	2,476	2,476	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									
P 1st	26	Retail	Direct	30,000	30,000	30,000	Withheld	30 Days	Negotiable
<i>Rappaport - Greg Hull (240) 731-3503</i>									

LEASING AGENTS

Company:	Rappaport
Contacts:	Greg Hull (240) 731-3503

AMENITIES

Air Conditioning

KEY TENANTS

Furniture House	16,138 SF	Fiesta Supermarket	15,000 SF
Advance Auto Parts	11,523 SF	Kid's & Family Dental	9,383 SF
Family Dollar	8,374 SF	Manassas Ballet Theatre	7,764 SF

TRAFFIC & FRONTAGE

Traffic Volume:	3,689 on Portner Avenue & Fort Dr (2022)
	28,530 on Centreville Road & Maple St (2022)
Frontage:	1,372' on Mathis Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	1,232 Surface Spaces are available; Ratio of 5.32/1,000 SF
Commuter Rail:	3 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	34 minute drive to Washington Dulles International
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (26)

BUILDING NOTES

Manassas Shopping Center is a community center located in the heart of Manassas. Anchored by a Peeble's department store, the center is surrounded by dense residential and commercial development.

Lease Availability Report

8653-8695 Sudley Rd - Canterbury Village Shopping Center
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1986; Renov 2009
GLA:	38,924 SF
Floors:	1
Typical Floor:	38,924 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	10,976 SF
Total Available:	14,176 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	24	Retail	Direct	2,000	10,976	10,976	Withheld	Vacant	Negotiable
<i>Rappaport - Chris Pamboukian (571) 382-1217</i>									
P 1st	6	Retail	Direct	8,976	10,976	10,976	Withheld	30 Days	Negotiable
<i>Rappaport - Chris Pamboukian (571) 382-1217</i>									
There is also an outdoor play area with this space.									
P 1st	8	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable
<i>Rappaport - Chris Pamboukian (571) 382-1217</i>									
P 1st	23	Retail	Direct	1,200	1,200	1,200	Withheld	30 Days	Negotiable
<i>Rappaport - Chris Pamboukian (571) 382-1217</i>									

LEASING AGENTS

Company:	Rappaport
Contacts:	Chris Pamboukian (571) 382-1217

SALE

Last Sale:	Sold on Jan 13, 2006 for \$13,600,000 (\$349.40/SF)
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AMENITIES

Pylon Sign, Signalized Intersection

Lease Availability Report

8653-8695 Sudley Rd - Canterbury Village Shopping Center
Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

Seven Oaks Academy	7,273 SF	Family & Cosmetic Dentistry	3,892 SF
BonChon	3,000 SF	OneMain Financial	3,000 SF
7-Eleven	2,858 SF	African Market	2,500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	25,728 on Sudley Road & Dorsey Cir (2022)
	26,514 on Sudley Rd & Plantation Ln (2022)
Frontage:	Sudley

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	303 Surface Spaces are available; Ratio of 5.70/1,000 SF
Commuter Rail:	5 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	34 minute drive to Washington Dulles International
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Some Transit (25)

BUILDING NOTES

Consists of 3 buildings.

Lease Availability Report

8751 Sudley Rd
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class C Office Co...
Tenancy:	Multiple
Year Built:	1978; Renov 1984
RBA:	14,616 SF
Floors:	2
Typical Floor:	7,855 SF

AVAILABILITY

Min Divisible:	7,173 SF
Max Contig:	7,173 SF
Total Available:	7,173 SF
Asking Rent:	\$25.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	First Flo	Off/Ret	Direct	7,173	7,173	7,173	\$25.00/MG	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Carmela Patrick (703) 330-1224 X1108

First floor retail/office space with drive thru available for lease! Approximately 7,173 SF space with multiple individual offices and multiple exits which features wide open floor space. B-1 zoning district permits uses by-right such as office, medical office, assembly uses with less than 50 people (no churches), business or trade school, and laboratory. Child care or adult day care permitted with a Special Use Permit. Rental rate includes utilities! Excellent location with retail frontage on Rt. 234/Sudley Rd. (21,000 VPD). One of few locations left on this commercial corridor with abundant parking for your business. Across from Novant UVA Prince William Medical Center. Only 1.5 miles to Old Town Manassas. Easy access to Rt. 28 & I-66.

LEASING AGENTS

Company: Weber Rector Commercial Real Estate Services
 Contacts: Carmela Patrick (703) 330-1224 X1108

SALE

Last Sale: Sold on Apr 27, 2012 for \$3,100,000 (\$212.10/SF)

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 4.70/1,000 SF
 Commuter Rail: 4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
 Airport: 35 minute drive to Washington Dulles International
 Walk Score ®: Somewhat Walkable (64)
 Transit Score ®: Some Transit (25)

KEY TENANTS

Eye Center 750 SF

8751 Sudley Rd
Manassas, VA 20110 - Manassas Submarket



BUILDING NOTES

Tremendous visibility. Abundant parking (70 spaces). Corner lot.

Lease Availability Report

9768-9780 Zimbro Ave
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1986
GLA:	7,830 SF
Floors:	1
Typical Floor:	7,830 SF
Docks:	None

AVAILABILITY

Min Divisible:	900 SF
Max Contig:	1,800 SF
Total Available:	2,700 SF
Asking Rent:	\$\$25.33 - \$29.33/+...

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9776	Retail	Direct	1,800	1,800	1,800	\$25.33/+UTIL	30 Days	Negotiable

Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

\$3,800/month plus utilities - CAM/NNN Fees included in Rent! Move in ready salon & spa available for lease. Approximately 1,800 SF. Space features 6-8 stations, 4 private treatment rooms, 2bathrooms, 3 shampoo stations and large reception area. Washer/dryer ready! Abundant parking & marquee signage. The property is zoned B-2, Neighborhood Commercial, and is suitable for retail, business or trade school, education/training, assembly use (less than 50 people), physical fitness/martial arts, antiques, microbrewery or distillery, catering/restaurant or specialty foods, repair or craft shop, office, personal or professional improvement, and more! Well located property in an established shopping center. Just outside Old Town Manassas with signalized access to Rt. 28. Only 1.5 miles to Rt. 234 Bypass/Prince William Pkwy.

P 1st	9768	Retail	Direct	900	900	900	\$29.33/+UTIL	Vacant	Negotiable
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Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

\$2,200/month plus utilities - CAM/NNN Fees included in Rent! Retail end unit available for lease. The space is approximately 900 SF with a bathroom. Zoned B-2, Neighborhood Commercial, and is suitable for retail, business or trade school, education/training, assembly use (less than 50 people), physical fitness/martial arts, antiques, microbrewery or distillery, catering/restaurant or specialty foods, repair or craft shop, office, personal or professional improvement, and more! Rent includes CAM/NNN fees! Well located property in an established shopping center. Just outside Old Town Manassas with signalized access to Rt. 28. Only 1.5 miles to Rt. 234 Bypass/Prince William Pkwy.

LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

SALE

Last Sale:	Sold on Aug 12, 2015 for \$1,275,000 (\$162.84/SF)
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AMENITIES

Signalized Intersection

Lease Availability Report

9768-9780 Zimbrow Ave

Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

Blue Cleaners	500 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	23,749 on Nokesville Road & Zimbrow Ave (2022)
	20,517 on Center St & Brinkley Ln (2022)
Frontage:	123' on Zimbrow Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	46 Surface Spaces are available; Ratio of 5.87/1,000 SF
Commuter Rail:	4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	36 minute drive to Washington Dulles International
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (26)